

LH 01-41352 MTC 4293

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

36959

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THEODORE J. PADDOCK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL DEAN BUSH and CAROL JEAN BUSH, as tenants by entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 23 in Block 7 of THIRD ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except, easements or restrictions of record, common to the area or apparent on the face of the land.

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 39,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which of the above is the actual consideration, if not applicable, state the source of the consideration.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of October, 1977, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Theodore J. Paddock

STATE OF OREGON,

County of Klamath

ss.

October 7, 1977

Personally appeared the above named

Theodore J. Paddock

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,

Notary Public for Oregon

My commission expires: May 21, 1981

STATE OF OREGON, County of) ss.

Personally appeared , 19

and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of October, 1977, at 12:12 o'clock P.M., and recorded in book M71 on page 19140 or as file/reel number 36959

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Hazel Dray Deputy

Fee \$3.00

Theodore J. Paddock
2972 South Sixth Street
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Paul Dean and Carol Jean Bush
P.O. Box 521
Clearlake, Highland, California 95422

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP